

Residential height limitations

In all single-family residential zoning districts the following height limitations apply:

- Buildings must not exceed two stories in height. Walk-out basements and attics are not considered stories.
- At the 5-foot side garage setback line, building height must not exceed 19 feet. See *City Code Section 19.41(a)*.
- For portions of buildings between the 5-foot garage side setback line and the area 20 feet from the side setback, building height may increase one foot for each additional foot of setback. For example, 10 feet from the side lot line, building height is limited to 24 feet. See *figure below right*.
- Beyond the 20-foot side setback line, building height must not exceed 40 feet.
- Flat-roofed buildings must not exceed 30 feet in height at any point on a site.

- Structures other than buildings must not exceed 30 feet in height.

Note: Residential chimneys, up to four feet in width or depth, may exceed the height limitations of *Section 19.47* by up to two feet.

Definitions

Structure, building and tower height – the vertical distance from the lowest proposed ground elevation that abuts the structure, building or tower to the highest point on any part of the structure, building or tower, including rooftop equipment, antennas and lightning rods. In the event that the grade has been or is proposed to be increased for the primary purpose of increasing the elevation of the structure, building or tower instead of for normal engineering purposes such as facilitating drainage or achieving gravity flow sewer operation, the height shall be measured from the lowest ground elevation that abuts the proposed structure, building or tower as shown:

- for single family structures, on the grading plan approved in conjunction with the preliminary plat for the lot;
- for other structures, on the grading plan approved in conjunction with the development plans; or
- in the event that no approved grading plan exists, on the datum elevations existing at the time of permit application.

Building stories – the total number of above ground, habitable floors in the building, not including walk-out basements, attics or underground parking.

